

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**April 2, 2024**  
**Final**

**Board Members Present:** Tony Spakauskas, Mike Snapp, Bonnie Blades, Ginny Rice, Susan Rork, Allen Fine

**Board Members Not Present:** Jack Andre, Asha Andreas, and John Latham

**Staff Present:** Rhea Webster – Association Manager

**Property Owners and Guests Present:** None present.

**Call to Order:** Tony Spakauskas, President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 6:30 p.m. All meetings of the DPPOA are recorded, and Robert's Rules of Order govern the proceedings.

**Approval of Minutes and Agenda:** Mike Snapp made a motion to accept the minutes from the March 5, 2024, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

**President's Remarks:** Tony Spakauskas reported that the Finance Committee reviewed and approved modifications to the items to be included in the Reserve as well as requesting appropriate editing of the text. The draft of the study will now be submitted to Miller Dodson for their review and final report.

**Office Update:** Rhea Webster reported the following:

- All checks received thus far for payment of fees for the upcoming fiscal year, which begins July 1, 2024, have been posted.
- A property on which a lien was filed in 2018 is now in foreclosure, and the owners are to be evicted, according to the bank handling the foreclosure. There is a question as to whether all fees that are due can be collected or only those that were due at the time the lien was filed.
- The request for reimbursement of first calendar quarter expenses from the Special Tax District will be submitted on April 3<sup>rd</sup> in the amount of \$20,075.28 (\$16,347.00 of which is for snow removal expenses with the balance of the request for streetlights).
- Kim Ryan from the Maryland State Health Department contacted the office to ask if the community would be interested in having a mobile health unit visit the community. The mobile unit will do free health screenings. After a brief discussion, it was decided that this would be of benefit to the community. Ms. Ryan will be contacted and details regarding the date and time will be ascertained.

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**Committee Reports and Roundtable:**

**Operational/Roads Committee:** In Steve Rowe's absence, Rhea reported the following:

- Drainage repairs have been made at 421, 452, and 572 Beech Drive in the amount of \$4,555.21. Additional work is needed at 529 Beech Drive, and Steve is working with Grover's Lawnscape on a proposal.
- Estimates for repair of drainage in FY 2025 areas include:
  - 480 Cardinal Drive – Estimate \$1,895
  - 521 Beech Drive, near the community beach – Estimate \$4,570 (not associated with work already done on Beech Drive.
  - Mill Creek Drive - \$1,895

Steve will be asked to attend the May Board meeting so that he can respond to any questions about work that has been done and work that is scheduled to be done this or next fiscal year.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. In Jack's absence, Rhea reported the following:

- All line items are within the expected range.
- Collections are in the expected range as well with the amount collected for FY 2025 showing on the Balance Sheet under Deferred Revenue (the income is not reflected as income until July 1, 2024, the first day of the new fiscal year). Collections for the current fiscal year are above 80% as expected each year.

The draft budget for FY 2025 (July 1, 2024 – June 30, 2025). The following was noted:

- The Finance Committee met on March 20<sup>th</sup> (members: Jack Andre, Bonnie Blades, Mike Snapp, Susan Rork, Gina Swartwood, and Mike Chaconas) and reviewed the draft budget spreadsheet.
- The amount to be posted to Reserves (and transferred to that account shows at the top of the spreadsheet. The total to be transferred to the Reserve Account is \$35,590. After discussion by the Board, it was decided to post only the amount needed to bring the balance currently in the Reserve Account (\$24,237) up to the annual amount to be posted to the Reserve Account.
- After review of the draft budget, it was determined that approval of the budget should be postponed until the May meeting, when Jack will be in attendance.
- The final, approved draft will be published in the summer newsletter, and the community will vote to approve at the June meeting.

**Environmental Committee:** Bonnie Blades reported that a new invasive plant species, known as Lesser Celandine, has been found in Maryland. It is used as a ground cover but can choke out native plant species. Information can be published on the website and in the newsletter, and a community-wide email can be sent.

**Safety Committee:** No report.

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**Welcome Committee:** Rhea reported that the Welcome Committee assembled four buckets, one of which has been distributed.

**Planning Committee:** No report

**Unfinished Business:**

**Security Cameras:** Allen Fine presented an online video of the community beach. The following was noted:

- Two new security cameras were installed at the community beach. They were placed high enough to discourage vandalism.
- The live video can be viewed at any time of the day by the Board or the office, although only one person can assess the system at a time.
- The photos/videos are kept and can be viewed for five – six weeks, depending on the amount of traffic at the beach, as these are motion detection cameras.
- The cameras can be set so they do not detect small animals, which would enable the videos to be stored for a longer length of time.

**New Business:** Rocks to restrict vehicles from loose sand on community beach:

- Rhea reported that she will meet with John Wood about the delivery of enough large rocks to restrict vehicles, including golf carts, from driving on the loose sand at the beach.
- An area wide enough for Joe Bateman to access the beach with the tractor will be maintained.
- Mike Snapp suggested that the contractor also be asked for a price on the removal and disposal of the cement porta-potty surround.
- Mike and Allen will also attend the meeting with John Wood.

**Public Comment:** None offered.

The next Board meeting will be held on Tuesday, May 7, 2024, at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:20.